034.0	0003	0038.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	462,600	/	462,600
USE VALUE:	462,600	/	462,600
ASSESSED:	462,600	/	462,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
133		SUNNYSIDE AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	SHIAN SAMUEL
Owner 2:	THEODORA DARIA
Owner 3:	
Street 1:	133 SUNNYSIDE AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	SHEHAB AHMED -
Owner 2:	ALIRIQSOUSI MEIREM -
Street 1:	133 SUNNYSIDE AVE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .076 Sq. Ft. of land mainly classified as One Family with a Row House Building built about 1948, having primarily Vinyl Exterior and 876 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 4 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	3293.000	130,600		332,000	462,600
Total Card	0.076	130,600		332,000	462,600
Total Parcel	0.076	130,600		332,000	462,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 528.08 | /Parcel: 528.08

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 23708

GIS Ref

GIS Ref

Insp Date 12/13/18

!2809!

PREVIOUS ASSESSMENT

Parcel ID 034.0-0003-0038.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	130,600	0	3,293.	332,000	462,600		Year end	12/23/2021
2021	101	FV	130,600	0	3,293.	332,000	462,600		Year End Roll	12/10/2020
2020	101	FV	130,700	0	3,293.	332,000	462,700	462,700	Year End Roll	12/18/2019
2019	101	FV	105,100	0	3,293.	300,900	406,000	406,000	Year End Roll	1/3/2019
2018	101	FV	105,100	0	3,293.	285,300	390,400	390,400	Year End Roll	12/20/2017
2017	101	FV	105,100	0	3,293.	249,000	354,100	354,100	Year End Roll	1/3/2017
2016	101	FV	105,100	0	3,293.	212,700	317,800	317,800	Year End	1/4/2016
2015	101	FV	83,400	0	3,293.	197,100	280,500	280,500	Year End Roll	12/11/2014

PRINT

Date	Time
12/29/21	22:05:00

LAST REV

Date	Time
05/14/19	14:16:09

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 2809

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SHEHAB AHMED,	55099-23		8/3/2010		265,000	No	No		
SHEHAB AHMED	51526-403		8/1/2008	Family	99	No	No		
ABKARIAN HAMEST	35808-444		7/21/2002		230,000	No	No		
MANSON BOBBIE L	30799-150		10/19/1999		166,000	No	No		
BRAY BETSY	27252-540		4/30/1997		132,000	No	No		Y

USER DEFINED

Prior Id # 1:	23708
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
12/13/2018	MEAS&NOTICE	CC	Chris C
4/24/2009	Meas/Inspect	372	PATRIOT
2/28/2000	Mailer Sent		
2/23/2000	Measured	263	PATRIOT
2/1/1992		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		3293		Sq. Ft.	Site		0	64.	1.58	3									332,025						332,000	

Total AC/HA:	0.07560	Total SF/SM:	3293	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	332,025	Spl Credit		Total:	332,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	23 - Row House		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1948	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal	25	% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV	- Average	31. %
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:		31 %

CALC SUMMARY

Basic $ / SQ:	100.00
Size Adj.:	1.35000002
Const Adj.:	0.93415660
Adj $ / SQ:	126.111
Other Features:	58809
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	189318
Depreciation:	58689
Depreciated Total:	130629

COMMENTS

COMMON WALL.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	4	BRs:	2	Baths:	1	HB					

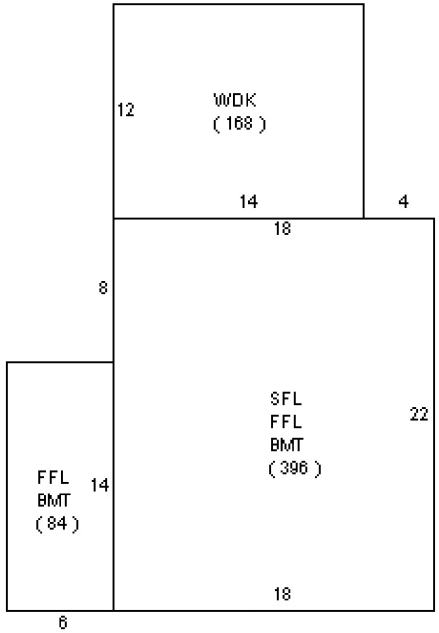
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	4	2	
Totals			
1	4	2	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	126.11
Special Features:	0	Val/Su Net:	85.70
Final Total:	130600	Val/Su SzAd	149.09

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	480	37.830	18,160
FFL	First Floor	480	126.110	60,533
SFL	Second Floor	396	126.110	49,940
WDK	Deck	168	11.170	1,876

Net Sketched Area:	1,524		Total:	130,509	
Size Ad	876	Gross Area	1524	FinArea	876

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

PARCEL ID

034.0-0003-0038.0

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:	Total: